

**August 19, 2021**

**KLS Architect  
17710 Detroit Ave.  
Lakewood, Ohio 44107  
216-521-5134**



**City of Madison  
Planning Division  
Madison Municipal Building  
Suite 017  
215 Martin Luther King, Jr. Blvd.  
P.O. Box 2985  
Madison, Wisconsin 53701-2985**

**REGARDING:  
Club Champion Golf Store  
6629 Mineral Point Road  
Madison, Wisconsin 53705**

**KLS Project #: 21140**

## **LETTER OF INTENT**

To Whom it May Concern:

My name is Ryan Michael Genter, we have received Conditional Approval from the City Madison Building Department on August 4, 2021. Please find the enclosed Land Use Application and supporting documents for Zoning approval.

Club Champion is a "by appointment only" golf, retail store specializing in golf club fitting, building and assembling, golf club repairing, with ancillary sales of related items. Club Champion hires and trains Master Fitters to evaluate customers swing data and provide them with the right equipment to improve their game. Fitting can take anywhere from 1-4 hours and at most, there can be 5-7 people in the store at any given time. Here are a few key points about Club Champion:

1. Club Champion will have a maximum of two (2) full time employees (Master Fitters)
2. Minimal parking requirement
3. By Appointment Only
4. Hours of Operation:

Monday – Thursday: 10:00 AM – 6:00 PM

Friday – Saturday: 9:00 AM – 5:00 PM

5. Website: [www.clubchampiongolf.com](http://www.clubchampiongolf.com)

This project is a 3,330 square feet interior build-out of an existing tenant space. The interiors alterations include: (1) putting green, (3) swing rooms, work room, break area and (2) single-user restrooms. There is no exterior site work to take place at this space.

A general contractor has awarded this project and will begin construction as soon as this project is approved. Construction will take 8 -10 weeks.

Thank you, please contact me with any questions.

*Ryan Michael Genter*

Ryan Michael Genter  
KLS Architect

cc. Kurt L. Schmitz